

**TOWN OF FREDERICK, COLORADO
RESOLUTION NO. 10-R-__**

**A RESOLUTION REGARDING THE REVIEW OF THE PRELIMINARY
PLAT OF SANDSTONE RIDGE BUSINESS PARK, AND ADOPTING
CERTAIN FINDINGS OF FACT AND CONCLUSIONS FAVORABLE TO
THE PRELIMINARY PLAT.**

WHEREAS, the Board of Trustees of the Town of Frederick, Colorado, on May 11th, 2010, reviewed the application of Dillon Family, LLC, 138 So. Downing Street, Denver, CO 80209, for the Preliminary Plat of the following subdivision of real property, to wit

Sandstone Ridge Business Park, Town of Frederick, Colorado. More particularly described in Exhibit A.

WHEREAS, by Resolution No. PCR 10-08C, the Frederick Planning Commission has made certain findings favorable to the requested Preliminary Plat.

**BE IT RESOLVED BY THE BOARD OF TRUSTEES OF THE TOWN OF
FREDERICK, COLORADO, AS FOLLOWS:**

Section 1. Findings of Fact. The following findings are made by the Board of Trustees of the Town of Frederick, after due consideration of the recommendations made by the Planning Commission:

- a. The applicant's application and supporting documents are in substantial compliance with *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- b. The Preliminary Plat is compatible with adjacent land uses and conforms with the requirements and standards established in *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.
- c. The Preliminary Plat as proposed preserves the health, safety, welfare and interest of the citizens of the Town of Frederick, Colorado.

**Section 2. Conclusions and Order Approving the Preliminary Plat of
Sandstone Ridge Business Park.**

- a. That the proposed Sandstone Ridge Business Park complies with the applicable sections of *Article 4, Subdivision Regulations*, of the *Frederick Land Use Code*.

- b. That the following conditions shall be met by the Applicant before Sandstone Ridge Business Park is to be considered for a Final Plat. The Conditions include but are not limited to:
 - i. Surface use agreements will be required to be recorded prior to final plat recordation; and
 - ii. A detailed Memorandum of Agreement for Public Improvements (MOAPI) shall be prepared and signed before the final plat is recorded
- c. The proposed Preliminary Plat of Sandstone Ridge Business Park, subject to the above conditions, should be granted approval.
- d. In conformance with Section 4.8 B.14 of the *Frederick Land Use Code*, the approval of the Preliminary Plat is further conditioned that said approval shall not constitute approval of any detailed design or engineering submittals or proposed solutions to specific problems revealed in the review process; and that failure to proceed with the Final Plat in accordance with 4.7 of the *Frederick Land Use Code* within twelve (12) months of the date of this approval shall require the applicant to commence the Preliminary Plat review procedure again, provided, however, that for good cause shown, the Board of Trustees may extend the time period for filing a Final Plat.

INTRODUCED, READ, PASSED, AND SIGNED THIS 11th DAY OF MAY 2010.

ATTEST:

TOWN OF FREDERICK

By _____
Nanette S. Fornof, Town Clerk

By _____
Eric E. Doering, Mayor

EXHIBIT A

**SANDSTONE RIDGE BUSINESS PARK
PRELIMINARY PLAT LEGAL DESCRIPTION**